

PLANNING AND ZONING BOARD
FEBRUARY 26, 2003

1. ROLL CALL

The meeting was called to order at 7:00 p.m. Board members present were Chair George Greb, Vice-Chair Mike Bender, Casey Lee, Mimi Turin and Bob Waitkus. Also present were Town Attorney Monroe Kiar, Planner Deborah Ross and Board Secretary Janet Gale recording the meeting.

2. PUBLIC HEARINGS

Rezoning

2.1 ZB 2-1-03, Town of Davie/Waldrep Enterprises, 8100 Stirling Road (from A-1, County to B-3)

Ms. Ross, representing the petitioner, was present and read the planning report. She summarized that the intent of the rezoning was to systematically take parcels which were zoned by other authorities and bring them into compliance with the Town's Future Land Use Plan Map and the Comprehensive Plan. Ms. Ross explained the justification for the B-3 zoning designation and at the Board's request, read the list of permitted uses.

Chair Greb asked if anyone wished to speak for or against this item. As no one spoke, the public hearing was closed.

A lengthy discussion ensued in which Board members expressed their reservations about granting such a liberal and intense rezoning classification. It was the consensus that if the rezoning was more restrictive, the Town could exercise some leverage and maintain some control. Also discussed were the subjects of mailed public notices and not having a conceptual site plan for this application.

Mr. Waitkus made a motion, seconded by Ms. Turin, to deny with the recommendation of rezoning to the least intensive commercial zoning in order to retain more control over the uses as there was not a conceptual site plan presented with this B-3 rezoning request. In a roll call vote, the vote was as follows: Chair Greb - yes; Vice-Chair Bender - yes; Ms. Lee - yes; Ms. Turin - yes; Mr. Waitkus - yes. **(Motion carried 5-0)**

3. OLD BUSINESS

Ms. Ross advised that the Spur Road rezoning was approved by the Town Council on February 19th; that the "vehicle sales text amendment" had been tabled to March 19th; and that the Land Use Plan Amendment for Pine Island Road and Orange Drive had been approved by Council and staff was transmitting that to the Department of Community Affairs.

4. NEW BUSINESS

Vice-Chair Bender indicated that he wished to send a message to Council that it needed to take a closer look at the 500-foot rule regarding the mailing of public notices for rezonings and land use changes. After some discussion, the Board agreed that it would like to see the area extended to 1,000 feet if possible.

Vice-Chair Bender made a motion, seconded by Mr. Waitkus, to request that the Town Administrator direct the Town Attorney to research the legality of extending the postal noticing boundaries to 1,000 feet for land use changes and rezonings, and to keep the notices for variances at 500 feet. In a roll call vote, the vote was as follows: Chair Greb - yes; Vice-Chair Bender - yes; Ms. Lee - yes; Ms. Turin - yes; Mr. Waitkus - yes. **(Motion carried 5-0)**

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5. COMMENTS AND/OR SUGGESTIONS

Mr. Waitkus mentioned a dangerous structure located at the Chamber of Commerce building. He was advised to contact Alice Harrington to apprise her of the situation and he indicated that he would do so.

6. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 7:45 p.m.

Date Approved _____

Chair/Board Member